



18 MENTEITH GARDENS

BEARSDEN

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3 | BEDROOMS

1 | BATHROOMS

2 | PUBLIC ROOMS

Benefitting from a private end of cul-de-sac position and a generous sized corner plot, bordering neighbouring parkland, this fabulous three bedroom John Lawrence detached villa falls within the school catchment area for Baljaffray Primary, St. Nicholas Primary and the excellent Bearsden Academy.

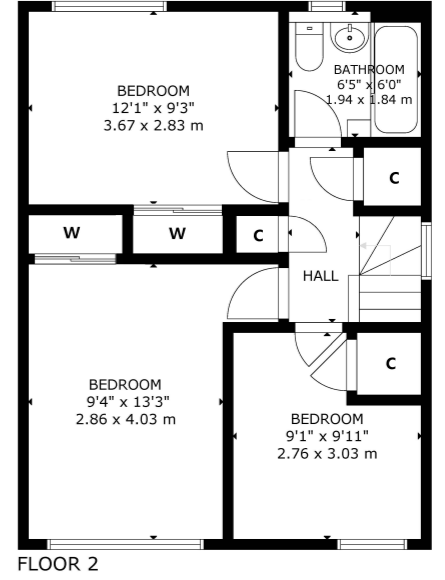
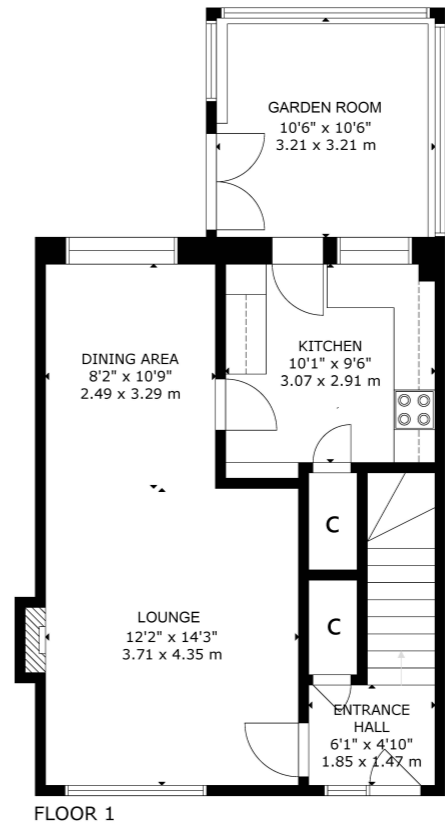
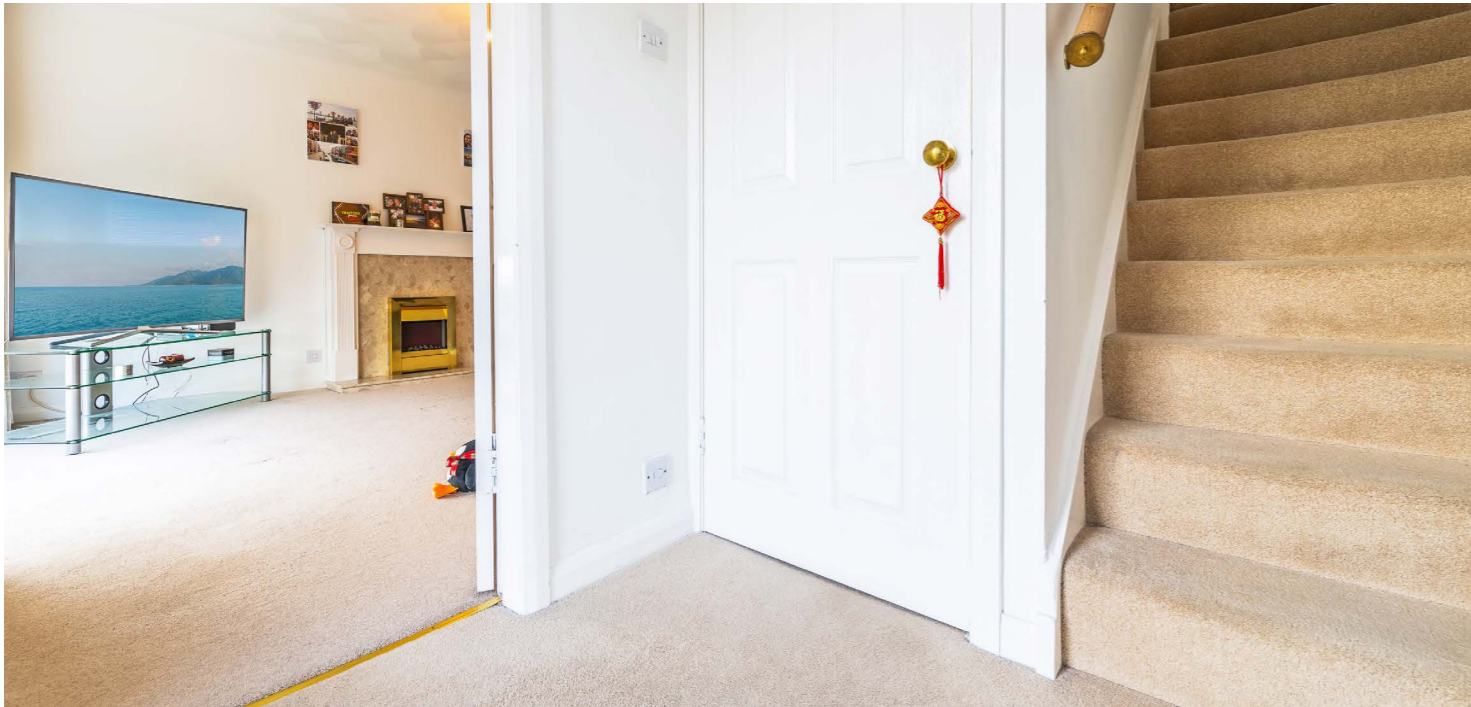
The accommodation on offer extends to:- reception hallway, with large under stair storage cupboard, and a beautiful, spacious, open plan lounge, with separate dining area, benefitting from double aspects to the front and rear of the property and featuring a full length window to the front, allowing natural light to flood in. There is an attractive, contemporary style, kitchen, with walk in pantry. The kitchen features an integrated induction hob, with extractor fan and oven. Off the kitchen, there is a bright and spacious garden room, which provides access to the rear garden via double French doors. A staircase from the reception hallway leads to the first floor landing, where there are two good sized storage cupboards. There are three well proportioned bedrooms, two of which have fitted wardrobes, with sliding mirrored doors. The master bedroom has stunning views over the Bearsden and East Dunbartonshire. Finally, there is a family bathroom with wc, sink, and bath, with over bath shower. The property is further enhanced by double glazing and gas central heating.

Externally, to the front, there is a substantial sized driveway, providing ample parking for several vehicles and leading to a detached garage, with power and light installed. To the rear, there is a private, enclosed, level lawn area, with small patio, surrounded by a timber fence and wall. There is also a path allowing access to the side and front of the house.









The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is an excellent selection of shops and services at Bearsden Cross along with restaurants, cafes and bars. There are excellent bus links nearby and train stations can be found at Hillfoot, Westerton and Bearsden providing regular services into Glasgow's West End and City Centre, including a service to Edinburgh.

Glasgow Airport can be reached within twenty-five minutes off peak and, to the north of Bearsden is the world renowned Loch Lomond and The Trossachs National Park.

BD3573 | Sat Nav: 18 Menteith Gardens, Bearsden, G61 4RT

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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